

**1.5 A BRIEF ASSESSMENT OF SUCCESSES AND SHORTCOMINGS RELATED TO EACH ELEMENT [163.3191(2)(H)]**

**CHAPTER FIVE - HOUSING ELEMENT**

**INTRODUCTION**

The Housing Element has 2 Goals:

Goal 5.1 Through the year 2010, Volusia County shall devote the necessary and effective resources available, (including private sector incentives and public programs) to ensure sanitary, affordable, and safe housing for county residents in a quantity adequate to accommodate reasonable growth in county population.

Goal 5.2 Volusia County shall merge housing assistance objectives with community revitalization and redevelopment efforts to meet sustainability targets.

The Planning horizon in Goal 5.1 will be updated to reference the year 2025. Through the public participation process, the issue of a jobs-housing balance was identified. The analysis of this issue can be found in the Major Issues section of this report. Based on the analysis of the jobs-housing balance issues, there may be additional goals, objectives or policies added to this element.

**OBJECTIVE ANALYSIS**

**Objective 5.1.1 Housing Supply and Infrastructure**

Through the year 2020, Volusia County shall ensure the provision of adequate infrastructure and appropriate residential land use categories, in unincorporated areas of the County, to accommodate projected growth in population and a range of housing types. This is to specifically include adequate sites and distribution of housing for very low, low and moderate-income households.

Objective Achievement Analysis

The Objective will remain as currently worded.

In 1993 Volusia County Council passed Resolution No. 93-308 to approve the Affordable Housing Incentive Plan, and adopted the Volusia County Housing Initiative Partnership Ordinance No. 93-3.

In February 2003, the Community Assistance Housing Activity developed a form for expediting the building permit process, which is offered to all building contractors for new construction and rehabilitation of affordable housing units in Volusia County. The form identifies affordable housing projects, and offers priority assistance to reduce time to process local permits. Approximately 96 forms have been issued to builders by the Community Assistance Housing Activity to-date.

Policy Relevance

The Objective contains 14 Policies. There will be updates, through an EAR-based amendment, to projection figures. Policies 5.1.1.12 and 5.1.1.13 should be updated to specify the development of plans and/or implementation of procedures described in the subject policies.

**Objective 5.1.2** Housing Assistance

For those residents of modest economic means, Volusia County shall continue to provide housing assistance through programs outlined in the Consolidated Plan with incentives to encourage private sector participation.

Objective Achievement Analysis

The Objective will remain as currently worded. Housing assistance has been successfully provided to very low and low-income renters/homeowners/potential homeowner households making less than 80% of median income. For example, using State Housing Initiatives Partnership (SHIP) funding for the period of July 2000 to June 2003, the following households were assisted:

**Table 1.5A:** Housing Assistance From SHIP Funding, July 2000 – June 2003

	Very low-income households	Low-income households
Down Payment Assistance	186	405
Substantial Housing Rehabilitation	8	0
Rehabilitation (owner/renter)	35	21
Multi-family rental	6	1

During this same period, Federal CDBG and HOME funds for affordable housing provided the following assistance:

**Table 1.5B:** Housing Assistance From CDBG and HOME Funding, July 2000 – June 2003

	Very low-income households	Low-income households
Down-Payment Assistance	58	30
Substantial Housing Rehabilitation	12	8
Rehabilitation (owner/renter)	25	27
Multi-family rental	6	1
Mobile home tie-downs	4	14

Beginning in FY 2003/2004, local guidelines for State housing assistance funding (SHIP program) were amended to permit financial assistance to residents of “modest economic means” (up to 120% of median income). Excluding the current year statistics, 16 moderate-income households have received housing assistance.

### Policy Relevance

The Objective contains 9 Policies. Policy 5.1.2.2 should be updated to specify the development of plans and/or implementation of procedures described in the subject policy. Policy 5.1.2.9 should be deleted- The Affordable Housing Task Force is no longer functioning and has been “sunset.” These changes should be made through an EAR-based amendment.

### **Objective 5.1.3** Housing Rehabilitation

Volusia County shall encourage reinvestment in existing housing stock and assist in the rehabilitation or removal of substandard dwellings.

### Objective Achievement Analysis

The Objective will remain as currently worded.

### Policy Relevance

The Objective contains 8 Policies. Policy 5.1.3.4 should include language that recognizes that housing rehabilitation assistance is offered through Community Assistance to eligible very low and low-income homeowners as a voluntary program. Therefore condemnation proceedings would only be required in non-voluntary situations. Policy 5.1.3.8 was written without a clearly defined timeframe, and therefore, it cannot be determined whether the policy has been accomplished. The specific numerical reference in this policy should be deleted. These changes should be made through an EAR-based amendment. All other Policies will remain as currently worded.

### **Objective 5.1.4** Sustainable Housing

Volusia County shall encourage new residential development that promotes energy efficiency and safety and upgrade of efficiency and continued use of existing housing units.

### Objective Achievement Analysis

The Objective will remain as currently worded. Federal and State funding for weatherization ended in FY 2001/2002. Community Assistance continues to support this Objective and corresponding Policies, and may fund weatherization activities in the future.

### Policy Relevance

The Objective contains 5 Policies. The specific numerical reference in Policy 5.1.4.5 should be deleted. This change should be made through an EAR-based amendment. All other Policies will remain as currently worded.

**Objective 5.1.5** Group Housing

Through the year 2010, Volusia County shall assist in providing, those citizens with special needs, group housing that is safe, sanitary, and affordable, by providing adequate sites for group homes and foster care facilities in a variety of land use categories; providing active code enforcement; and including group homes in housing incentive and assistance programs.

Objective Achievement Analysis

The Objective will remain as currently worded with an update, through an EAR-based amendment, to extend the planning timeframe to 2025. The HUD Consolidated Plan for 2005-2009 has identified farm worker households as a category with special needs for affordable housing. In 2001 the USDA Rural Development, with support of Federal HOME and SHIP funds, developed New Hope Villas of Seville, a 61-unit affordable apartment complex for farm worker families.

Policy Relevance

The Objective contains 11 Policies. Policy 5.1.5.5 should be deleted since the County does not maintain a database of group homes. The Shimberg Center for Affordable Housing provides an inventory of Assisted Housing. All other Policies will be renumbered accordingly and will remain as currently worded. This change should be made through an EAR-based amendment.

**Objective 5.1.6** Housing Incentives

Volusia County shall offer incentives to assist in the provision of affordable housing and preservation of significant historic housing.

Objective Achievement Analysis

The Objective will remain as currently worded. As was previously mentioned, in 1993 Volusia County Council passed Resolution No. 93-308 to approve the Affordable Housing Incentive Plan, and adopted the Volusia County Housing Initiative Partnership Ordinance No. 93-3. In February 2003 the Community Assistance Housing Activity developed a form for expediting the building permit process, which is offered to all building contractors for new construction and rehabilitation of affordable housing units in Volusia County. In addition, to foster the creation of housing for very low, low and moderate income groups, the Future Land Use Element, through Policy 1.3.3.3, provides for a density bonus for projects that are certified by Community Services and are processed through a PUD process.

Policy Relevance

The Objective contains 7 Policies that will remain as currently worded.

**Objective 5.1.7** Relocation Housing

In the event that Volusia County directly participates in a project that displaces a family or occupants from their place of residence, the County shall provide just compensation in the form of financial remuneration or shall relocate the displaced family or occupants in a comparable housing unit.

Objective Achievement Analysis

The Objective should include language that recognizes that housing relocation due to voluntary housing rehabilitation assistance, offered through Community Assistance to eligible very low and low-income homeowners as a voluntary program, does not require compensation. This change should be made through an EAR-based amendment.

Policy Relevance

The Objective contains 1 Policy that will remain as currently worded.

**Objective 5.2.1** Commercial District Redevelopment

Volusia County shall work with municipalities to redevelop existing commercial areas and districts in an effort to strengthen the local economy (facilitate job creation and incubate small business growth) and to improve the aesthetic and functional value of the built environment (reinvestment in existing infrastructure and ensuring future sustainable development).

Objective Achievement Analysis

The Objective will remain as currently worded.

Policy Relevance

The Objective contains 5 Policies that will remain as currently worded.

**Objective 5.2.2** Neighborhood Redevelopment

Volusia County shall provide public assistance to declining neighborhoods while engaging in partnerships with municipalities and/or the private sector where applicable.

Objective Achievement Analysis

The Objective will remain as currently worded.

In 2004 the County completed a blight study for the Spring Hill neighborhood. In 2005 the joint County-City CRA adopted a redevelopment plan for the Spring Hill area. The Spring Hill CRA was registered with the Department of Community Affairs in July.

Policy Relevance

The Objective contains 4 Policies that will remain as currently worded.